

**TRANSFER  
TAX  
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Doc # 2005012210  
Book 8404 Page 0301

37-126-3  
Waterville

## WARRANTY DEED

**VIRGINIA H. FIELD** of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to **ANN M. LaLIBERTE** of Waterville, County of Kennebec and State of Maine, with warranty covenants,

The Unit known and designated as Unit 32 in **RIDGEWOOD COMMONS CONDOMINIUM**" located in Waterville, County of Kennebec, State of Maine, as shown on the Condominium Plat by A.E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed in Kennebec County Registry of Deeds, Plan File #E-86179 and entitled "Ridgewood Commons Condominium Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the **RIDGEWOOD COMMONS CONDOMINIUM** Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986, and recorded in said Registry, Book 2919, Page 320, together with the following Amendments which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986, recorded in said Registry, Book 2996, Page 275;
- Amendment to Declaration dated September 4, 1986, recorded in said Registry, Book 3018, Page 195; and
- Amendment to Declaration dated October 14, 1987, recorded in said Registry, Book 3251, Page 27.

The Declaration has been restated and has been recorded in the Kennebec County Registry of Deeds under the name of "Restated Declaration of Condominium Ridgewood Commons Condominium" recorded in Book 7985, Page 11.

The aforesaid plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units of the Condominium) are Exhibit D to the Declaration and are recorded in said Registry, Plan Files E-86180, E-86181, E-87194, E-87195 and E-87196.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending to convey the same premises described in a Warranty Deed from Warren M. Sims and Margaret H. Sims to Virginia H. Field dated July 1, 1997, recorded in the Kennebec County Registry of Deeds, Book 5393, Page 321.

② BNL

37-126-3

WITNESS my hand and seal this 10<sup>th</sup> day of May 2005.

Virginia H. Field

By

*Ralph F. Field* Attorney in fact

Ralph F. Field, Attorney In Fact

STATE OF MAINE  
COUNTY OF KENNEBEC

May 10, 2005

Then personally appeared the above-named Ralph F. Field, who signed the foregoing instrument as Attorney In Fact of the above-named Virginia H. Field, personally appeared and acknowledged the same to be his free act and deed.

Before me,

*James M. LaLiberty*  
Notary Public - Attorney At Law

James M. LaLiberty, Attorney at Law

Received Kennebec SS.  
05/11/2005 8:35AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS